

LOT 31
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

FERGUSON TIMOTHY C & WENDY M
604 COALTOWN CT
UNION, KY 41091

2024

00-SB-30-047E-0031-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	07	CONC TILE 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	NEW	N/A 70		
Interior Floor	13	LVT/LAMNT 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Quality		03	Quality Level 03	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	03
NEIGHBORHOOD/LOC		3043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100	1,332	203,396
FGR	399	55	219	33,441
FOP	55	30	16	2,443
FSP	156	40	62	9,467
FUS	1,293	100	1,293	197,441
STR	68	10	7	1,069
TOTALS	3,303		2,929	447,258

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,929	101.8020	152.70	447,258	2023	2023	0	0	0.00	100.00

1 SFR CUST - 0% - 2024

Heated Area: 2625

HX Base Yr

13

15

12

12

13

48

52

19

16

21

9

5

18

10

FSP
2024

BAS
2024

FGR
2024

FOP
2024

16

4

12

35

5

4

17

17

4

19

FUS
2024

TT
2024

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/15/2024

ML